


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 1704-1706 Fleet Street		

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: November 2, 2011

REQUEST

The Department of Planning has received Charles George's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Maryland Preferred Properties – Fleet Street LLC, to consolidate lots and use the second and third floors as two dwelling units. We understand that this appeal is scheduled for hearing on November 22, 2011.

SITE

1704 and 1706 Fleet Street are located on the north side of the street, approximately 68'6" east of the intersection with Broadway. Each property measures approximately 15' by 60' and is currently improved with a three-story attached residential mixed-use building measuring approximately 15' by 58'. This site is zoned B-2-2 and is located within the Fells Point Historic District.

ANALYSIS

Use: In this zoning district, dwellings and retail stores are permitted uses, and so are allowed (§6-306 to §6-308). In this case, the property was last authorized for use as a thrift store, a retail clothing store and an art store, and single-family attached dwelling unit, which are permitted uses in this B-2 Community Business District.

Insufficient Lot Area: In this zoning district, dwellings require 1,100 square feet of lot area per dwelling unit or 750 square feet per efficiency unit (§6-311.c.). In this case, for two dwelling units, 2,200 square feet of lot area is required. The consolidated lot proposed to be created would only enclose 1,800 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be 18% for the proposed consolidated lot. The variance requested is within the discretionary range of the Board and so may be allowed.

Historic District: The subject property is located within the Fells Point District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Charles George, Appellant